



## NOTICE OF DETERMINATION

*Approval Date:* August 3, 2020  
*Case No.:* 2015-000940ENV, 2017-008051ENV, 2016-014802ENV  
*State Clearinghouse No:* 2018052060  
*Project Title:* **The Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District**  
*Zoning:* Neighborhood Commercial (NCT-3) Use; Downtown General Commercial (C-3-G) Use; Hayes Neighborhood Commercial (Hayes NCT) Use District, and Public (P) Use Districts Multiple Height and Bulk Districts (The Hub Plan) 120/400 R-2 Height and Bulk District (30 Van Ness Avenue Project) 85-X Height and Bulk District (98 Franklin Street Project)  
*Block/Lot:* Multiple Blocks and Lots (Market and Octavia Plan Area) Block 0835/Lot 004 (30 Van Ness Avenue Project site) Block 0836/Lots 008, 009, 013 (98 Franklin Street Project site)  
*Lot Size:* Approximately 374 acres  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Lily Langlois, Planning Department; (The Hub Plan), (415) 575-9083 Samidha Thakral, 30 Van Ness Development, LLC; (30 Van Ness Avenue), (415) 321-0276 Matt Witte, Related California; (98 Franklin Street), (949) 697-8123  
*Staff Contact:* Alana Callagy, (415) 575-8734, [alana.callagy@sfgov.org](mailto:alana.callagy@sfgov.org)

To:	County Clerk, City and County of San Francisco City Hall Room 168 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102	State of California Office of Planning and Research PO Box 3044 Sacramento, CA 95812-3044
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Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

*Attached fee:*  
 \$71.00 filing fee **AND**  \$3,343.25 EIR fee **OR**  
 No Effect Determination (From CDFW)

### PROJECT DESCRIPTION:

The Hub Plan area is bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to

Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th streets, and 13th Street to Octavia Boulevard and Haight Street. The Hub Plan largely amends the 2008 Market and Octavia Area Plan of the San Francisco General Plan for the easternmost portions of the Market and Octavia Plan Area. The Hub Plan also amends or adds a limited number of Objectives and Policies that apply to the entire Market and Octavia Plan Area. The overarching objectives of the Hub Plan are to encourage housing, including affordable housing; create safer and more walkable streets as well as welcoming and active public spaces; increase transportation options; and create a neighborhood with a range of uses and services to meet community needs. The Hub Plan pursues this vision through changes to current zoning controls in the area to meet plan objectives. This includes changes to height and bulk districts for select parcels to allow more housing, including more affordable housing, as part of the development projects at 30 Van Ness Avenue, 98 Franklin Street, and 10 South Van Ness Avenue. Modifications to land use zoning controls also allow more flexibility for development of nonresidential uses, specifically, office, institutional, art, and public uses. The plan also calls for public-realm improvements to streets and alleys within and adjacent to the Hub Plan area.

The project at 30 Van Ness Avenue (cross streets Fell and Market streets) includes retention of portions of an existing 75-foot-tall, five-story building and construction of a 47-story building with ground-floor retail space, up to 10 floors of office space, and 37 floors of residential space. The project at 98 Franklin Street (cross streets Van Ness Avenue, Market Street, and Gough Street) includes demolition of an existing 100-space surface parking lot and construction of a 31-story residential tower above a five-story podium that would be occupied by new facilities for the International High School (Grades 9–12 of the French American International School [FAIS]). In addition, the 98 Franklin Street Project includes streetscape improvements such as a midblock crossing on Lily Street between Franklin and Gough streets (to connect the new building to FAIS properties at 150 Oak Street, one block west of 98 Franklin Street) as well as improvements on the western portion of Oak Street between Van Ness Avenue and Franklin Street. The Hub Plan also includes increasing the height of 10 South Van Ness Avenue for development of an up to 590-foot-tall tower. The project-specific analysis of the impacts of the 10 South Van Ness Avenue project were evaluated in an EIR (Planning Department case no. 2015-004568ENV) certified on May 21, 2020.

## **DETERMINATION:**

The City and County of San Francisco decided to carry out or approve the project on August 3, 2020, which is the first business day after the mayor signed the legislation on July 31, 2020. The documents may be examined in Board of Supervisors File No. 200556, 200557, and 200559 at <https://sfgov.legistar.com/Legislation> [add link to Commission or Board files.

1. An environmental impact report has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the following link – <https://sfplanning.org/environmental-review-documents> – or by contacting the planning department and requesting file nos. 2015-000940ENV, 2017-008051ENV, and 2016-014802ENV.
2. A determination has been made that the project in its approved form will have a significant effect on the environment, and findings were made pursuant to CEQA Guidelines section 15091 and a statement of overriding considerations was adopted pursuant to CEQA Guidelines section 15093.
3. Mitigation measures were made a condition of project approval.

**Notice of Determination  
August 7, 2020**

**Case Nos. 2015-000940ENV, 2017-008051ENV, 2016-014802ENV  
The Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and  
Hub Housing Sustainability District**

Rich Hillis  
Planning Director



By Lisa Gibson  
Environmental Review Officer

cc: [project sponsor]  
Other interested parties